

PLANNING COMMISSION FINAL REPORT

Case No. 0818-02

INFOR No. 18ZN1018

Planning Commission Hearing Date: August 8, 2018

Applicant & Legal Description	Owner: Texas Star Investments, Inc. Applicant: Todd Morgan (CARisma Car Wash) Location Address: 4441 South Alameda Street Legal Description: Lot 1B, Block 1, Windsor Park, located on the south side of South Alameda Street, east of Everhart Road, and west of Airline Road.			
Zoning Request	From: "CN-1" Neighborhood Commercial District To: "CG-2" General Commercial District Area: 0.52 acres Purpose of Request: To allow for the construction of an automated car wash.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
	<i>North</i>	"RM-3" Multifamily 3	Medium Density Residential	High Density Residential
	<i>South</i>	"CN-1" Neighborhood Commercial	Public/Semi-Public	Government
	<i>East</i>	"CN-1" Neighborhood Commercial	Public/Semi-Public	Government
	<i>West</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Midtown Area Development Plan (ADP), formerly known as the Southeast Area Development Plan (ADP) and is planned for commercial uses. The proposed rezoning to the "CG-2" General Commercial District is inconsistent with the adopted Comprehensive Plan (Plan CC) in relation to the proposed use. Map No.: 042038 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 182 feet of street frontage along South Alameda Street which is designated as an "A2" Secondary Arterial Street. According to the Urban Transportation Plan, "A2" Secondary Arterial Divided Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	South Alameda Street	"A2" Secondary Arterial Street	100' ROW 54' paved	105' ROW 65' paved	15,572 ADT (2014)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District to allow for the construction of an automated car wash.

Development Plan: The subject property is 0.64 acres in size. The owner is proposing the construction of a 2,400 square foot automated car wash. The automated car wash will have between 3 and 5 employees. The hours of operation will be from 8 am to 8 pm.

Existing Land Uses & Zoning: The subject property is currently zoned "CN-1" Neighborhood Commercial District and was formerly Gill's Nursery. The subject property is zoned "CN-1" Neighborhood Commercial District, annexed in 1941, and is platted. To the north, across South Alameda Street is a multifamily apartment complex (Alameda Apartments) zoned "RM-3" Multifamily 3 District. Additionally, to the northwest there are other commercial properties along South Alameda Street zoned "CN-1" Neighborhood Commercial District (Restaurants) or "CG-2" General Commercial District (H-E-B). To the south is a mostly vacant 60-foot wide lot with a telecommunication antenna. South of this property is a single-family residential subdivision (Windsor Park Subdivision) zoned "RS-6" Single-Family 6 District. To the east and west are commercial properties zoned "CN-1" Neighborhood Commercial District and consist of a restaurant, insurance office, and a hospice center medical office.

AICUZ: The subject property is not located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "CG-2" General Commercial District is inconsistent with the adopted Comprehensive Plan (Plan CC) in relation to the proposed use. The following policies should be considered:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1)

- Encourage the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas. (Future Land Use, Zoning, and Urban Design Policy Statement 3)
- Lighting from non-residential uses should be directed away from residential areas (Southeast ADP, Policy Statement B.2)
- Noise impacts from non-residential uses should be reduced by creating a buffer open space between the two areas. Such spaces may be landscaped areas, a street, a screening fence, larger setbacks, etc. These methods can be used singularly but are usually most effective when applied in combination to provide the desired effect. (Southeast ADP, Policy Statement B.2)
- Placing low intensity activities next to single family uses. (Southeast ADP, Policy Statement B.2)

Department Comments:

- The proposed rezoning is inconsistent with the adopted Comprehensive Plan (Plan CC) in relation to the proposed use
- The proposed rezoning is partially compatible with neighboring properties and with the general character of the surrounding area. This rezoning may have a negative impact upon the surrounding neighborhood in regards to noise.
- Existing commercial properties to the south, east and west are zoned “CN-1” Neighborhood Commercial District.
- A 60-foot wide commercial property to the south with a telecommunication antenna will act as a buffer between the subject property and the single-family residential subdivision (Winsor Park).
- The “CG-2” District opens the possibility of more intense commercial uses such as Mini-Storage, Bars, and Night Clubs adjacent to single-family residences.
- An automated car wash with a single wash bay is a low impact commercial use. The limited hours of operation of 8 a.m. to 8 p.m. would reduce any potential negative impacts from occurring.
- As in previous car wash projects a question of noise has arisen. This proposed automated car wash will have vacuums. However, the latest trends in car vacuums is typically a single underground unit that has multiple access points to parking stall stations for use versus the traditional individual vacuum unit at each use area.
- If the “CG-2” General Commercial District is approved, the proposed development will still need to abide by all requirements of the Unified Development Code (UDC).

Planning Commission and Staff Recommendation (August 8, 2018):

Denial of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District, in lieu thereof, approval of the “CN-1/SP” Neighborhood Commercial District with a Special Permit (SP) with the following conditions.

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is “Car Wash, automated” as defined by the Unified Development Code (UDC).

2. **Setback/Screening:** A setback at a minimum of 10 feet shall be maintained from the rear property line. A 6-foot solid screening fence shall be built along the rear property line.
3. **Hours of Operation:** The hours of operation shall be daily from 8:00 AM to 8:00 PM.
4. **Dumpster Screening:** Any dumpster located on the Property shall be effectively screened from view by means of a screening fence or landscaping.
5. **Lighting:** All security lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line near all public roadways and residential development.
6. **Noise:** Must not exceed sixty (60) dB at the property line where adjacent to residential properties.
7. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
8. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

Public Notification	Number of Notices Mailed – 19 within 200-foot notification area 5 outside notification area	
	<u>As of August 3, 2018:</u>	
	In Favor	– 1 inside notification area – 0 outside notification area
	In Opposition	– 5 inside notification area – 0 outside notification area
	Totalling 13.57% of the land within the 200-foot notification area in opposition.	

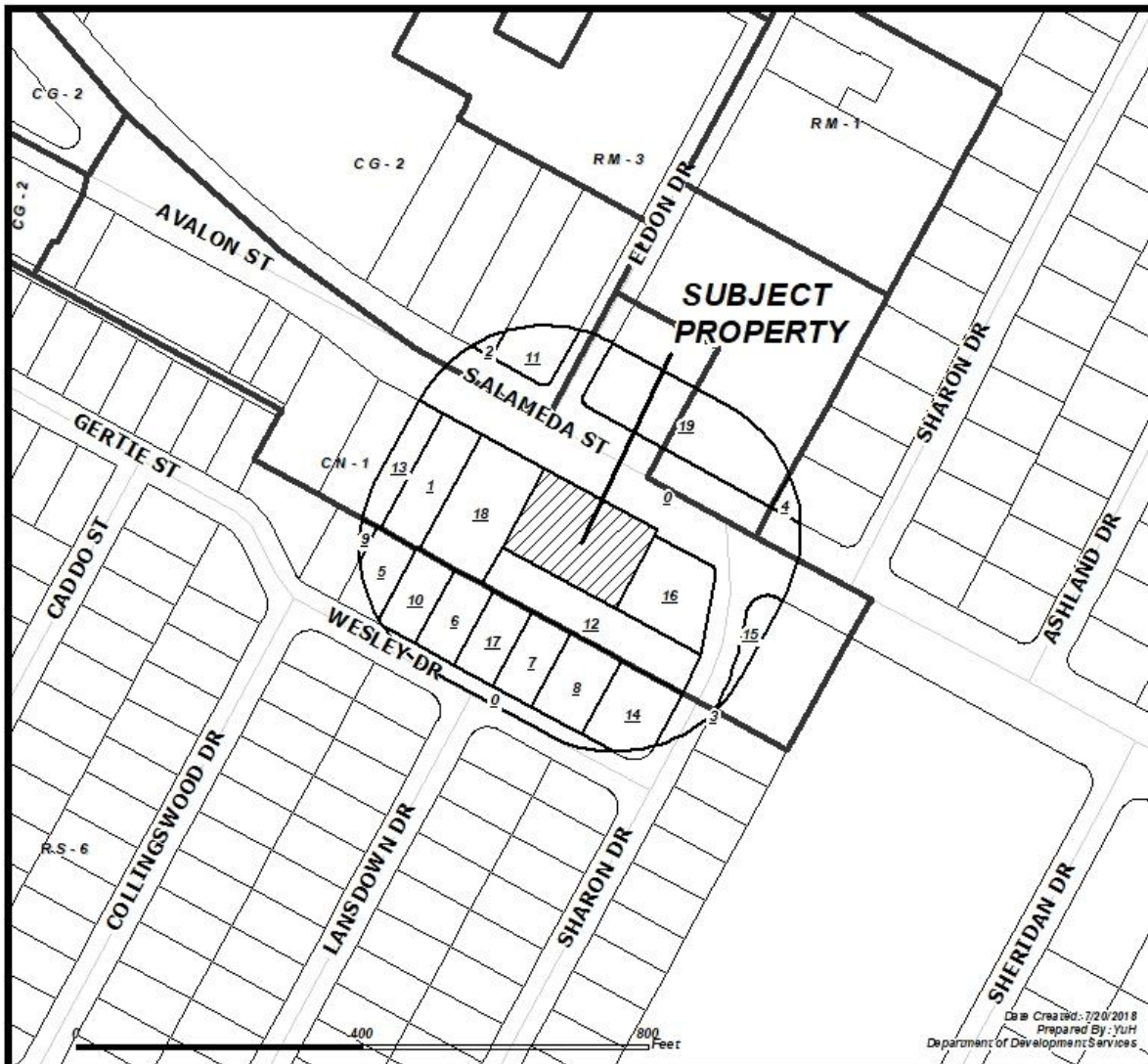
Attachments:

- A. Location Map (Existing Zoning & Notice Area)

B. Preliminary Site Plan

C. Public Comments Received (if any)

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CASE: 0818-02
ZONING & NOTICE AREA

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CO-1 General Commercial	RS-TH Townhouse
CO-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

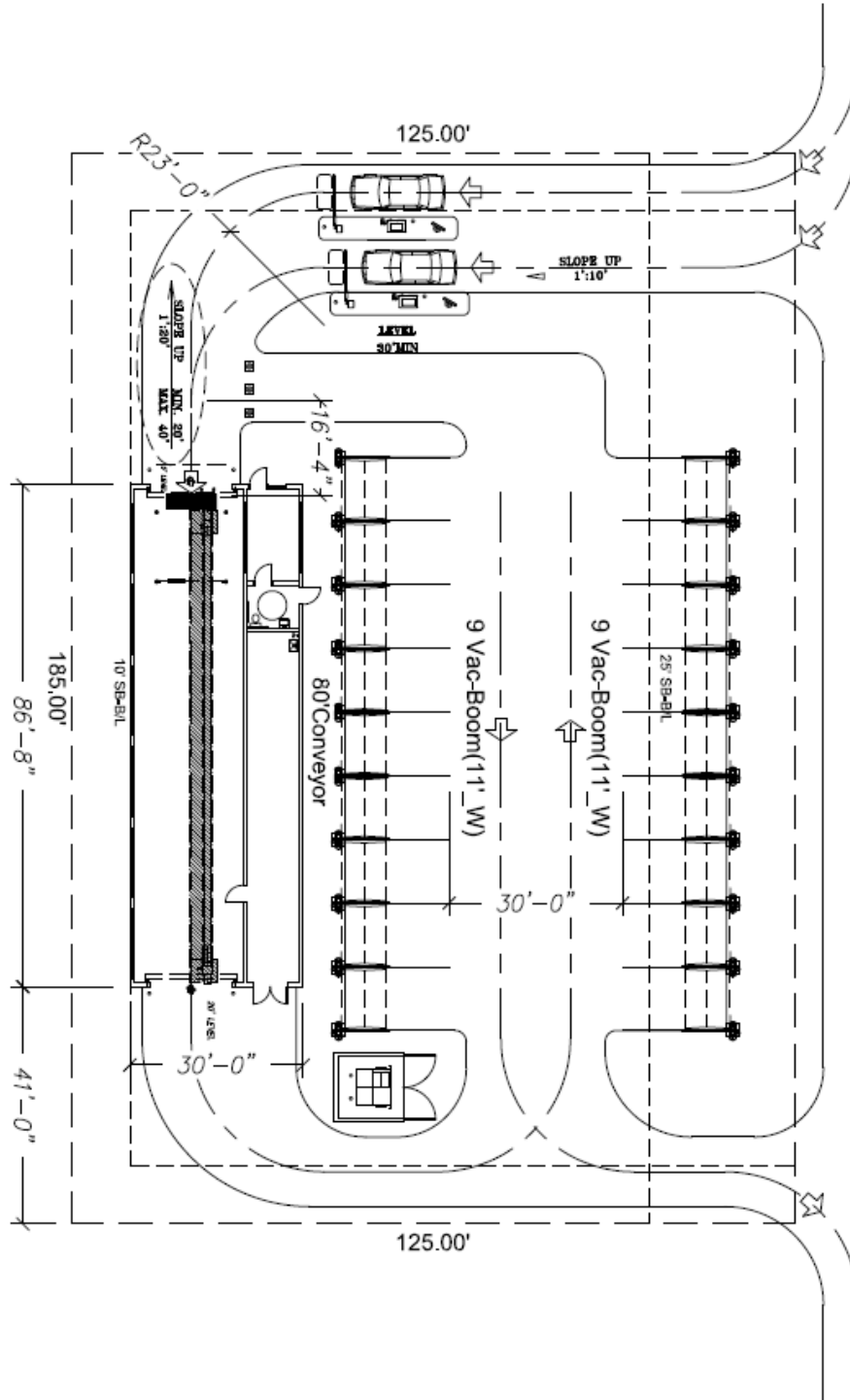
Subject Property with 200' buffer

Owners in favor

4 Owners within 200' listed on attached ownership table

Owners in opposition





Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les solicita que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

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**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0818-02**

Texas Star Investments, Inc. has petitioned the City of Corpus Christi to consider a change of zoning from the "CN-1" Neighborhood Commercial District to the "CG-2" General Commercial District, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning.

The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, August 8, 2018**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Peggy A HARRIS
Address: 4414 WESLEY City/State: CORPUS CHRISTI TX
() IN FAVOR (X) IN OPPOSITION Phone: 361 992 4639 ⁷⁸⁴¹²

REASON:

CITY-SQWAR AND DRAIN STOPED UP FOR YEARS
LOUD- NOISE FROM WASHING EQUIPMENT

Peggy A. Harris
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1018
Property Owner ID: 5

Case No. 0818-02
Project Manager: Andrew Dimas
Email: andrewd2@ccctexas.com

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Printed Name: Regan Brown BAR Prop

Address: 4411 Alameda City/State: _____

☒ IN FAVOR () IN OPPOSITION Phone: 361 779 2009

REASON:

Signature 

SEE MAP ON REVERSE SIDE
INFOR Case No.: 182N1018
Property Owner ID: 13

Case No. 0818-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: PETER RAUSEL

Address: 4430 Wesley

City/State: Corpus Christi, TX

() IN FAVOR

(X) IN OPPOSITION

Phone: _____

REASON:

Already a carwash on Robert & Alameda. Maybe a clogging in water system from sludge coming from cars being washed.

Peter Rausel
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 182N1018
Property Owner ID: 7

Case No. 0818-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: Nancy Peterson Allan B Peterson

Address: 4418 Wesley City/State: Corpus Christi, TX

() IN FAVOR (X) IN OPPOSITION Phone: 361-549-7056

REASON:

The Noise from the
car washing machine
& Blowers for drying

Nancy Peterson Allan B Peterson
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1018
Property Owner ID: 10

Case No. 0818-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: PHILIP SNUDDEN

Address: 4368 S. ALAMEDA ST. City/State: C. E.

() IN FAVOR (X) IN OPPOSITION Phone: 993-2375

REASON: Woud be in favor of a car wash only.

Philip Snudden
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1018
Property Owner ID: 11

Case No. 0818-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com

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Printed Name: DENNIS FEYAN

Address: 4441 S. Wesley Dr City/State: Corpus Christi, TX

() IN FAVOR (X) IN OPPOSITION

Phone: _____

REASON:

Already a CARWASH on Alameda & Robert. Build up of Oil & Sludge in WATER SYSTEM.

[Signature]
Signature

SEE MAP ON REVERSE SIDE
INFOR Case No.: 18ZN1018
Property Owner ID: 1

Case No. 0818-02
Project Manager: Andrew Dimas
Email: andrewd2@cctexas.com